

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

October 24, 2002

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **September 26, 2002** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **ABEYANCE - TM-0060-02 - COX COMMUNICATIONS - COX COMMUNICATIONS OF NEVADA, INC.** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 12.13 acres located at 800 North Rancho Drive (APN: 139-29-704-035), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
2. **TM-0062-02 - ELKHORN/ JONES - U.S. HOME CORPORATION** - Request for a Tentative Map FOR A 100-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 44.4 acres adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN: 125-14-802-001 and 125-14-703-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
3. **TM-0063-02 - CONCORDIA @ DEER SPRINGS UNIT 3 - CONCORDIA HOMES** - Request for a Tentative Map FOR A 68 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10 acres adjacent to the north side of Deer Springs Way, approximately 660 feet east of Fort Apache Road (APN: 125-20-201-011 and 012), U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).
4. **TM-0065-02 - SPRING MOUNTAIN RANCH UNIT 57A - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 103 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 13.75 acres adjacent to the south side of Ackerman Road, approximately 325 feet west of Durango Drive (APN: 125-08-806-001, 002, 009 and 125-08-813-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack).
5. **Z-0043-00(2) - SHIRON CORPORATION ON BEHALF OF ACCLAIM MTL, LIMITED LIABILITY PARTNERSHIP** - Request for an Extension of Time on an approved Rezoning (Z-0043-00) FROM: U (Undeveloped) Zone [TC (Town Center) General Plan Designation] TO: TC (Town Center) on 9.5 acres adjacent to the northwest corner of Centennial Parkway and Tenaya Way (APN: 125-22-404-003), PROPOSED USE: Commercial Retail Center, Ward 6 (Mack).

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6. **Z-0043-00(3) - SHIRON CORPORATION ON BEHALF OF ACCLAIM MTL, LIMITED LIABILITY PARTNERSHIP** - Request for an Extension of Time on an approved Site Development Plan Review [Z-0043-00(1)] FOR A 74,900 SQUARE FEET COMMERCIAL RETAIL CENTER on 9.5 acres adjacent to the northwest corner of Centennial Parkway and Tenaya Way (APN: 125-22-404-003), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).
7. **Z-0068-00(2) - TAMRA C. RUGGLES ON BEHALF OF WHITING BROTHERS** - Request for an Extension of Time of an approved Rezoning (Z-0068-00) FROM: R-E (Residence Estates) TO: C-M (Commercial/Industrial) on 2.58 acres at 2133, 2135, and 2207 West Bonanza Road (APN 139-29-802-001, 002 and 003), PROPOSED USE: Landscape Materials Supply Yard, Ward 5 (Weekly).
8. **A-0041-02(A) - KIMBALL T. STRATTON** - Petition to annex approximately 12.88 acres of land generally located adjacent to the southeast corner of Cimarron Road and Racel Street (APN: 125-09-801-001), Ward 6 (Mack).
9. **A-0042-02(A) - NEVADA HOME GROUP, INC.** - Petition to annex approximately 0.80 acres of land generally located on the southwest corner of Shadow Mountain Place and Lake Mead Boulevard (APN: 138-24-304-001), Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

10. **ABEYANCE - RENOTIFICATION - GPA-0029-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), Ward 6 (Mack).
11. **ABEYANCE - RENOTIFICATION - Z-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

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12. ABEYANCE - RENOTIFICATION - Z-0052-02(1) - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request for a Site Development Plan Review FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
13. ABEYANCE - RENOTIFICATION - Z-0046-02 - BONANZA REALTY, INC. - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: MIXED USE SENIOR APARTMENT AND COMMERCIAL DEVELOPMENT, Ward 5 (Weekly).
14. ABEYANCE - RENOTIFICATION - U-0114-02 - BONANZA REALTY, INC. - Request for a Special Use Permit FOR A MULTI-FAMILY SENIOR APARTMENT COMPLEX on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
15. V-0072-02 - BONANZA REALTY, INC. - Request for a Variance TO ALLOW LOT COVERAGE IN EXCESS OF 50% FOR A SENIOR APARTMENT COMPLEX on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, and 139-27-712-046, 047, 048, 049, 050, and 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
16. ABEYANCE - RENOTIFICATION - Z-0046-02(1) - BONANZA REALTY, INC. - Request for a Site Development Plan Review and a Reduction of the on-site Landscape Requirements FOR A 256-UNIT MULTI-FAMILY SENIOR APARTMENT COMPLEX WITH 20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050 and 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zones, [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

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17. **ABEYANCE - RENOTIFICATION - Z-0041-02 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) of 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive Alignment (APN: 140-29-801-001), Ward 3 (Reese).
18. **VAR-1031 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 10,725 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the south side of Harris Avenue, along the east side of the Marion Drive alignment (APN: 140-29-801-001), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units Per Acre)], Ward 3 (Reese).
19. **ABEYANCE – RENOTIFICATION - Z-0041-02(1) - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY SUBDIVISION on 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive alignment (APN: 140-29-801-001), [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 3 (Reese).
20. **ABEYANCE - RENOTIFICATION - Z-0071-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) of 2.35 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), PROPOSED USE: TAVERN, Ward 6 (Mack).
21. **ABEYANCE - RENOTIFICATION - U-0118-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Special Use Permit FOR A TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone, [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).

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22. ABEYANCE - RENOTIFICATION - Z-0071-02(1) - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN - Request for a Site Development Plan Review FOR A PROPOSED TAVERN on 2.35 acres adjacent to the north side of Deer Springs Way approximately 330 feet west of El Capitan Way [proposed Durango Drive Alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone, [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).
23. SUP-1060 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN - Request for a Special Use Permit FOR GAMING IN CONJUNCTION WITH A PROPOSED TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [PROPOSED Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).
24. ABEYANCE - V-0054-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO ALLOW 652 PARKING SPACES WHERE 729 PARKING SPACES ARE REQUIRED on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive (APN: 138-22-418-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
25. ABEYANCE - U-0106-02 - FREMONT PLACE, LIMITED LIABILITY COMPANY ON BEHALF OF RAY KOROGHLI - Request for a Special Use Permit FOR PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
26. ABEYANCE - Z-0075-02 - CONCORDIA HOMES NEVADA INC, ET AL - Request for a Rezoning FROM: U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential – Town Center) General Plan Designation] TO: T-C (Town Center) on 17.77 acres adjacent to the southeast corner of Deer Springs Way and Fort Apache Road (APN: 125-20-301-001, 002, 004 and 005) PROPOSED USE: 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
27. ABEYANCE - Z-0075-02(1) - CONCORDIA HOMES NEVADA INC, ET AL - Request for a Site Development Plan Review FOR A 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.77 acres adjacent to the southeast corner of Deer Springs Way and Fort Apache Road (APN: 125-20-301-001, 002, 004, and 005), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

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28. **A-0038-02 - CITY OF LAS VEGAS** - Petition to annex undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres (APN: Multiple), Ward 2 (Boggs-McDonald), Ward 4 (Brown), Ward 5 (Weekly), Ward 6 (Mack).
29. **GPA-0033-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).
30. **Z-0079-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-CL (Single Family Compact-Lot) TO: C-1 (Limited Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).
31. **SDR-1020 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and for a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 15,000 SQUARE FOOT OFFICE BUILDING AND A 67,210 SQUARE FOOT MINI STORAGE DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).
32. **GPA-0034-02 - CITY OF LAS VEGAS** - Request to amend Map No. 2 of the Transportation Trails Element of the Master Plan and Map No. 2 of the Recreation Trails Element of the Master Plan to bring the Elements into compliance with the Interlocal Agreement seamless trails plan, Ward 4 (Brown), Ward 5 (Weekly), and Ward 6 (Mack).
33. **GPA-0035-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC.** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).
34. **Z-0081-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), Ward 6 (Mack).

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35. **GPA-0037-02 - SPKQL8R, LIMITED LIABILITY COMPANY ON BEHALF OF GREG BECKER** - Request to amend a portion of the Centennial Hills Sector Plan FROM: L-TC (Low Density Residential - Town Center) TO: ML-TC (Medium-Low Density Residential - Town Center) on 5.0 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008), Ward 6 (Mack).
36. **Z-0082-02 - SPKQL8R, LIMITED LIABILITY COMPANY ON BEHALF OF GREG BECKER** - Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: TC (Town Center) on 5.0 acres adjacent to the southwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-701-008), Ward 6 (Mack).
37. **GPA-0038-02 - SPARTAN PROPERTIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF DELTA REALTY & INVESTMENTS** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: ML-TC (Medium Low Residential) and UC-TC (Urban Center Mixed-Use) TO: GC-TC (General Commercial) on 15.0 acres adjacent to the southwest corner of Elkhorn Road and El Capitan Way (PROPOSED Durango Drive Alignment) (APN: 125-20-101-006, 007, 008 and 009), Ward 6 (Mack).
38. **Z-0084-02 - SPARTAN PROPERTIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF DELTA REALTY AND INVESTMENTS** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) on 10.00 acres adjacent to the south side of Elkhorn Road, approximately 330 feet west of El Capitan Way (PROPOSED Durango Drive Alignment) (APN: 125-20-101-006 and 007), Ward 6 (Mack).
39. **Z-0085-02 - DURANGO ELK HOLDING COMPANY, LIMITED LIABILITY COMPANY ON BEHALF OF FEHRMAN, FERRARRO & ASSOCIATES** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) on 5.00 acres adjacent to the southwest corner of Elkhorn Road and El Capitan Way (PROPOSED Durango Drive Alignment) (APN: 125-20-101-008 and 009), Ward 6 (Mack).
40. **U-0129-02 - DURANGO ELK HOLDING COMPANY, LIMITED LIABILITY COMPANY ON BEHALF OF FEHRMAN, FERRARRO & ASSOCIATES** - Request for a Special Use Permit FOR A PROPOSED TAVERN adjacent to the southwest corner of Elkhorn Road and El Capitan Way (PROPOSED Durango Drive Alignment) (APN: 125-20-101-008 and 009), U (Undeveloped) [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

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41. **GPA-0039-02 - VIVINIAN O'HARE ON BEHALF OF RICHMOND AMERICAN HOMES** - Request to amend a portion of the Centennial Hills Sector Plan FROM: EC-TC (Employment Center - Town Center) TO: MLA-TC (Medium Low Attached - Town Center) on 26.45 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), Ward 6 (Mack).
42. **GPA-0040-02 - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND AMERICAN HOMES** - Request to amend a portion of Map No. 8 of the Transportation Trails Element of the General Plan TO CHANGE THE ALIGNMENT OF A PROPOSED MULTI-USE TRAIL generally located south of Gowan Road, approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 008 and 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
43. **Z-0024-99(48) - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND AMERICAN HOMES** - Request for a Major Modification to the Lone Mountain West Master Plan TO REALIGN A PORTION OF THE MULTI USE TRAIL generally located south of Gowan Road, approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 008 and 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
44. **Z-0073-02 - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) of approximately 21.5 acres adjacent to the south side of Gowan Road, approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014, and a portion of 008), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

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45. **Z-0073-02(1) - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF SOUTHWEST DESERT EQUITIES LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 261-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 21.5 acres adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014, and a portion of 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
46. **GPA-0041-02 - LONE MOUNTAIN BUFFALO PARTNERSHIP** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 13.5 acres adjacent to the southwest corner of Buffalo Drive and Lone Mountain Road (APN: 138-04-503-002 and 003), [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 4 (Brown).
47. **Z-0086-02 - LONE MOUNTAIN BUFFALO PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED R (Rural Density Residential)] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 13.5 acres adjacent to the southwest corner of Buffalo Drive and Lone Mountain Road (APN: 138-04-503-002 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).
48. **VAC-0075-02 - LONE MOUNTAIN BUFFALO PARTNERSHIP** - Petition to vacate Kraft Avenue between Buffalo Drive and Quadrel Street, Ward 4 (Brown).
49. **Z-0086-02(1) - LONE MOUNTAIN BUFFALO PARTNERSHIP** - Request for a Site Development Plan Review FOR A 42-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 13.5 acres adjacent to the southwest corner of Buffalo Drive and Lone Mountain Road (APN: 138-04-503-002 and 003), U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 4 (Brown).
50. **Z-0072-02 - SOUTHWEST DESERT EQUITIES, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 16.1 acres adjacent to the south side of Lone Mountain Road west of Cliff Shadows Parkway (APN: 137-01-101-002, 003 and 004), PROPOSED USE: SINGLE FAMILY DETACHED DEVELOPMENT, Ward 4 (Brown).

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51. **Z-0072-02(1) - SOUTHWEST DESERT EQUITIES ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 151 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 18.9 acres adjacent to the south side of Lone Mountain Road, west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
52. **Z-0067-99(3) - B & B TRUST ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A 123 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.98 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
53. **Z-0083-02 - CRAIG BUFFALO LIMITED ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 10 acres adjacent to the southwest corner of Buffalo Drive and Craig Road (APN: 138-04-704-001, 002, 003 and 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT], Ward 4 (Brown).
54. **Z-0083-02(1) - CRAIG BUFFALO LIMITED ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 24-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 10 acres adjacent to the southwest corner of Buffalo Drive and Craig Road (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).
55. **V-0074-02 - TONY ZAMORA** - Request for a Variance TO ALLOW A PROPOSED CARPORT TO BE 3 FEET FROM THE FRONT PROPERTY LINE, WHERE 20 FEET IS THE MINIMUM FRONT SETBACK REQUIRED; AND TO ALLOW 0.5 FEET FROM THE SIDE PROPERTY LINE WHERE 5 FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED at 7105 Moon Court (APN: 138-34-313-087), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).
56. **V-0075-02 - JONATHAN WEBER** - Request for a Variance TO ALLOW A BALCONY TO BE 9 FEET 9 INCHES AWAY FROM THE REAR PROPERTY LINE, WHERE 15 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED at 10453 Niagara Falls Lane (APN: 137-25-410-001), PC (Planned Community) Zone, Ward 2 (L.B. McDonald).

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57. V-0076-02 - TRACEY TORGUSSON - Request for a Variance TO ALLOW A SIX-FOOT TALL SOLID BLOCK WALL WITHIN THE FRONT YARD WHERE A TWO-FOOT SOLID BLOCK WALL IS THE MAXIMUM HEIGHT ALLOWED at 5425 North Rainbow Boulevard (APN: 125-35-103-003), R-E (Residence Estates) Zone, Ward 6 (Mack).
58. U-0122-02 - B J RANCHO INVESTMENT ON BEHALF OF CARLOS AND MARCOS ALULEMA - Request for a Special Use Permit FOR A MINOR AUTO REPAIR GARAGE at 2905 West Washington Avenue (a portion of APN: 139-29-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
59. U-0123-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY ON BEHALF OF KOWLOON, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT (KOWLOON CUISINE) at 1750 North Buffalo Drive, Suite #107 (a portion of APN: 138-22-418-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
60. U-0124-02 - WORLD ENTERTAINMENT CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A TAVERN (THE IN THE GROOVE LOUNGE) at 450 Fremont Street (NEONOPOLIS); AND FOR A WAIVER OF THE MINIMUM 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM RELIGIOUS FACILITIES, TAVERNS AND A SCHOOL (APN: 139-34-513-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
61. U-0125-02 - WING FONG AND ASSOCIATES-FREMONT ON BEHALF OF LUTHERAN SECONDARY SCHOOL ASSOCIATION OF CLARK COUNTY NEVADA - Request for a Special Use Permit FOR A NON-PROFIT THRIFTSHOP at 4530 Meadows Lane, Suite #1 (APN: 139-31-110-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
62. U-0126-02 - REX JARRETT ON BEHALF OF D.R. HORTON, INC. - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A RESIDENTIAL SUBDIVISION adjacent to the east side of Thom Boulevard, between Deer Springs Way and Dorrell Lane (APN: 125-24-604-001, 005, and 006), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).

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63. SDR-1007 - REX JARRETT ON BEHALF OF D.R. HORTON, INC. - Request for a Site Development Plan Review FOR A 59-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 19 acres adjacent to the northwest corner of Thom Boulevard and Deer Springs Way (APN: 125-24-601-001, 005 and 125-24-603-005), R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).
64. U-0127-02 - VSS ENTERPRISES, LIMITED LIABILITY COMPANY ON BEHALF OF SILVER STATES HELICOPTERS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A HELIPAD IN CONJUNCTION WITH AN EXISTING HOTEL/CASINO (CASTAWAYS) AND FOR A WAIVER OF THE SPECIAL USE PERMIT CONDITION REQUIRING HELIPORTS ONLY AS AN ACCESSORY USE WITH A MEDICAL FACILITY at 2800 Fremont Street (APN: 162-01-201-001 and 002), C-2 (General Commercial) Zone, Ward 3 (Reese).
65. SD-0047-02 - VSS ENTERPRISES, LIMITED LIABILITY COMPANY ON BEHALF OF SILVER STATES HELICOPTERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping FOR A HELIPAD IN CONJUNCTION WITH AN EXISTING HOTEL/CASINO (CASTAWAYS) at 2800 Fremont Street (APN: 162-01-201-001 and 002), C-2 (General Commercial) Zone, Ward 3 (Reese).
66. U-0128-02 - LAKE MEAD AND JONES PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC. - Request for a Special Use Permit FOR PACKAGED LIQUOR SALES FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED WAL-MART NEIGHBORHOOD MARKET adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN: 138-23-719-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
67. Z-0096-84(18) - LAKE MEAD AND JONES PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC. - Request for a Site Development Plan Review and a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN: 138-23-719-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
68. U-0130-02 - FARM ROAD RETAIL, LIMITED LIABILITY COMPANY ON BEHALF OF LAURICH PROPERTIES - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE-THRU FOR A PROPOSED STARBUCKS at 8440 Farm Road (APN: 125-17-610-005), TC (Town Center) Zone, Ward 6 (Mack).

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69. **Z-0076-98(36) - FARM ROAD RETAIL, LIMITED LIABILITY COMPANY ON BEHALF OF LAURICH PROPERTIES** - Request for a Site Development Plan Review FOR A PROPOSED RESTAURANT WITH DRIVE-THRU (STARBUCKS) WITHIN A COMMERCIAL SUBDIVISION at 8440 Farm Road (APN: 125-17-610-005), TC (Town Center) Zone, Ward 6 (Mack).
70. **Z-0059-01(5) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOMES OF NEVADA, INC.** - Request for a Review of Condition #6 of an approved Site Development Plan Review [Z-0059-01(1)] TO ALLOW A 14 FOOT FRONT YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND AN 18 FOOT FRONT YARD SETBACK FOR GARAGES WHERE AN 18 FOOT FRONT YARD SETBACK IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the southwest corner of Brent Lane and Decatur Boulevard (APN: 125-12-603-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack).
71. **Z-0019-02(2) - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Review of Condition #5 on approved Site Development Plan Review [Z-0019-02(1)] TO ALLOW AN 18 FOOT FRONT YARD SETBACK WHERE A 20 FOOT FRONT YARD SETBACK WAS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.74 acres adjacent to the south side of Ackerman Road, approximately 325 west of Durango Drive (APN: 125-08-806-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).
72. **MSP-0011-02 - THREE B'S INC.** - Request for a Master Sign Plan FOR APPROVED RETAIL BUILDINGS adjacent to the south side of Charleston Boulevard, between Durango Drive and Merialdo Lane (APN: 163-05-517-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
73. **VAC-0072-02 - SHENANDOAH OWNERS ASSOCIATION** - Petition to vacate a public multi use trail generally located adjacent to the north side of Haley Avenue between Tenaya Way and Pioneer Way, Ward 6 (Mack).
74. **VAC-0074-02 - PALM MORTUARY, INC.** - Petition to vacate Rome Avenue and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).

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NON-PUBLIC HEARING ITEMS:

75. ABEYANCE - Z-0139-88(42) - TRIPLE FIVE INTERCONTINENTAL - Request for a Site Development Plan Review FOR A TWO-STORY 30,000 SQUARE FOOT COMMERCIAL BUILDING on 0.73 acres at 9330 West Sahara Avenue (APN: 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
76. ABEYANCE - Z-0047-56(1) - RICHFIELD OIL CORPORATION ON BEHALF OF THOMAS ARLT - Request for a Site Development Plan Review and a Reduction of the on-site landscape requirements FOR A PROPOSED 5,800 SQUARE FOOT OFFICE BUILDING on 0.48 acres at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
77. Z-0020-02(3) - SAMARITAN HOUSE, INC. - Request for a Review of Condition TO DEFER CONDITION #5 OF AN APPROVED REZONING (Z-0020-02) WHICH REQUIRED THE CONSTRUCTION OF HALF STREET IMPROVEMENTS ON ADAMS AVENUE AND FOURTH STREET on 0.55 acres adjacent to the east and west sides of Fourth Street, approximately 400 feet north of Washington Avenue (APN: 139-27-603-013 and 014), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-V (Civic), Ward 5 (Weekly).
78. SD-0049-02 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED INTERPRETIVE BANNER DISPLAY adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive (APN: 139-26-301-003, 005, 139-27-708-008, 013, 139-27-709-001, and 139-27-812-043), C-V (Civic) and C-1 (Limited Commercial) under Resolution of Intent to C-V (Civic), Ward 5 (Weekly).

DIRECTOR'S BUSINESS

79. ABEYANCE - TA-0018-02 - CITY OF LAS VEGAS - Request to amend a portion of Title 19A in regard to mixed uses.
80. ABEYANCE - TXT-1029 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19 to create a definition, standards and requirements for financial institutions and other related uses such as check cashing and money lending businesses.

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81. TA-0024-02 - CITY OF LAS VEGAS - Request to amend Subchapter 19A.04.060 (Standards for Certain Uses) of the Las Vegas Zoning Code to add a new Section B to require a Special Use Permit for uses that cannot meet the required conditions for Administrative Approval.

82. TXT-1059 - CITY OF LAS VEGAS - Discussion and Possible action to amend Title 19.18.050 (B) of the Las Vegas Zoning Code to clarify that certain condominium-related conversions require site development plan review, and to provide for other related matters.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.